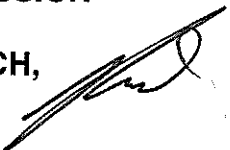


Staff Report City of Loma Linda

From the Department of Community Development

PLANNING COMMISSION MEETING OF SEPTEMBER 7, 2011

TO: PLANNING COMMISSION

FROM: KONRAD BOLOWICH,
DIRECTOR 

SUBJECT: PRECISE PLAN OF DESIGN (PPD) NO. 11-58

SUMMARY

The applicant is requesting to construct a new 2,500 square-foot duplex with a 630 square-foot attached garage and an attached 360 square-foot carport area on a 0.32 acre lot located at 25004 Court Street. The lot contains an existing single-family residence that will remain as is. The project is located within a Multiple-Family Residence (R-3) Zone.

RECOMMENDATION

The recommendation is that the Planning Commission approve Precise Plan Design (PPD) No. 11-58 based on the Findings and subject to the attached Conditions of Approval (Attachment 1C).

BACKGROUND

On July 6, 2011, the Planning Commission reviewed the project and requested that the applicant address specific design concerns that were raised during the public hearing. The Planning Commission had some concerns about the site layout, the layout of the floor plan and the lack of individual laundry facilities. Based on the preceding, the project was continued to the July 20, 2011 meeting. The applicant was not able to complete the revised plan on time for the July 20, 2011 meeting so as a result the project was continued to the Planning Commission meeting that was scheduled for September 7, 2011.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) STATUS

The construction of the new duplex is exempt from CEQA pursuant to the CEQA Guidelines § 15303(b), which provides a Class 3 Categorical Exemption for new construction of up to six dwelling units in urbanized areas.

A detailed chronology of the project review process and landmark dates are available for review in Attachment 1, Planning Commission Staff Report (July 6, 2011).

ANALYSIS

Site Layout

As indicated, the Planning Commission was concerned that the layout of the site was not optimal for the proposed use. According to the applicant of the project, the layout of the lot was influenced by the owner's interest of preserving the existing mature trees onsite. The revised plan proposes to eliminate the trash enclosure which would accommodate additional landscaping in its place. (Attachment 2).

Floor Plan

Planning Commission had some concerns over the layout of the floor plan and felt that there was a lot of wasted space. The architect for the project felt that the floor plan was adequate. However, the applicant did revise the floor plan which relocated the bathroom on the first floor of Unit B. Additionally, a laundry facility was added on the second floor deck adjacent to Unit B.

A detailed staff analysis of the project is available in the July 6, 2011 Planning Commission Staff Report (Attachment 1).

CONCLUSION

Staff recommends approval of the project because the project is in compliance with the General Plan and the LLMC Code requirements. The applicant has worked diligently to address the concerns of the Planning Commission. The proposed duplex is compatible with the existing and future uses in the surrounding area. And as previously mentioned, the project is exempt from CEQA requirements

Staff Report prepared by:

Allan Penaflorida,
Assistant Planner

ATTACHMENTS

1. Planning Commission Staff Report (July 6, 2011)
 - A. Vicinity Map
 - B. Project Plans
 - C. Conditions of Approval
2. Revised Project Plans